



MULLAN
— BUILD —

Mullan BUILD Project Update

City Council
Public Works Committee
December 2, 2020

Plan then BUILD

- Mullan Area Master Plan
- Mullan BUILD Project
 - Federal BUILD Grant (\$13M)
 - City/County Funding
 - Developer Funding
 - Impact Fees
 - Latecomer's Fees
 - Direct Contributions



Mullan Area Master Plan

Key Inputs

- Public Involvement
- Future Land Use
- Growth and Density Projections
- Transportation Demand Model

Traffic Analysis

- Traffic Volume Projections (2050)
 - 6 Roadway Corridors
 - 21 Intersections
 - Intersection type
 - Lane configuration
 - Bike/pedestrian facilities
- MDT Review & Approval
 - George Elmer/Mullan
 - Mary Jane/Mullan
 - George Elmer/Broadway
 - Mary Jane/Broadway

Figure 2 Projected Population Growth (2015 - 2050) at TAZ Level





PROJECT PRIORITY

- | | | | |
|-----------------------------|----------------------------|------------------------------|---|
| 1 MARY JANE BOULEVARD SOUTH | 4 GEORGE ELMER DRIVE SOUTH | 7 GEORGE ELMER DRIVE NORTH | 9 MILWAUKEE TRAIL |
| 2 MARY JANE BOULEVARD NORTH | 5 ENGLAND BOULEVARD | 8-1 FLYNN LANE TRAIL - EAST* | 10 GRANT CREEK TRAIL AND STREAM RESTORATION |
| 3 TIPPERARY WAY TRAIL | 6 MULLAN TRAIL | 8-2 FLYNN LANE TRAIL - WEST* | |

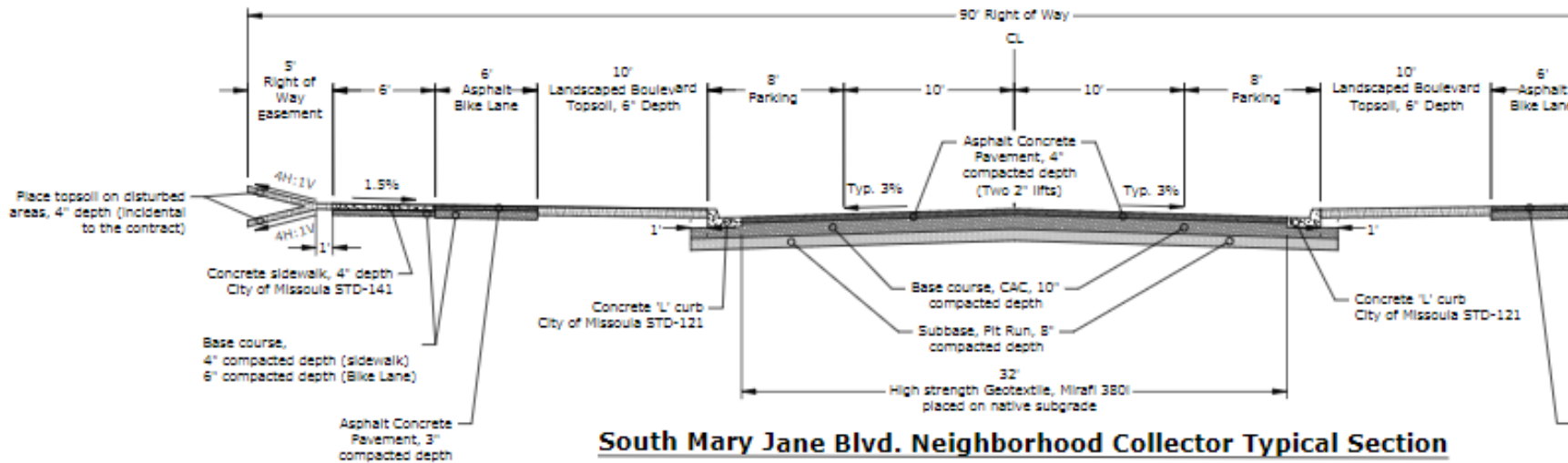
* The Flynn Lane Trail was originally prioritized lower than the Tipperary Way Trail. However, because the Tipperary Way Trail does not have land available to build this connection, and the Flynn Lane Trail does, this trail segment moved up in ranking to be constructed in 2021. Tipperary Way Trail still remains a top priority and will be built as soon as possible.

Key Design Considerations

- Typical Sections
- Intersection Design
- Stormwater Design
- Future Development

Typical Road Sections

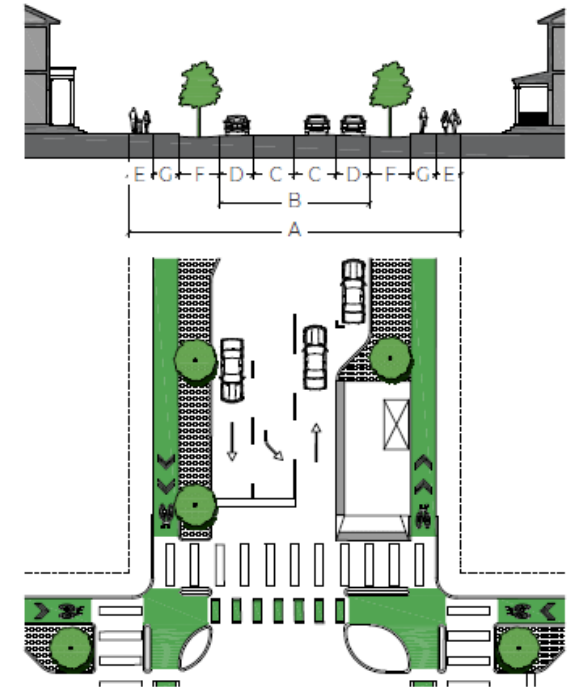
- Conceptual Sections from Master Plan
- Detailed Sections BUILD
 - Neighborhood Collector
 - Urban Collector
 - Protected Bike Lanes



South Mary Jane Blvd. Neighborhood Collector Typical Section

STA 20+80 to 28+15
STA 29+59 to 29+76

C. Neighborhood Collector ■ ■ ■



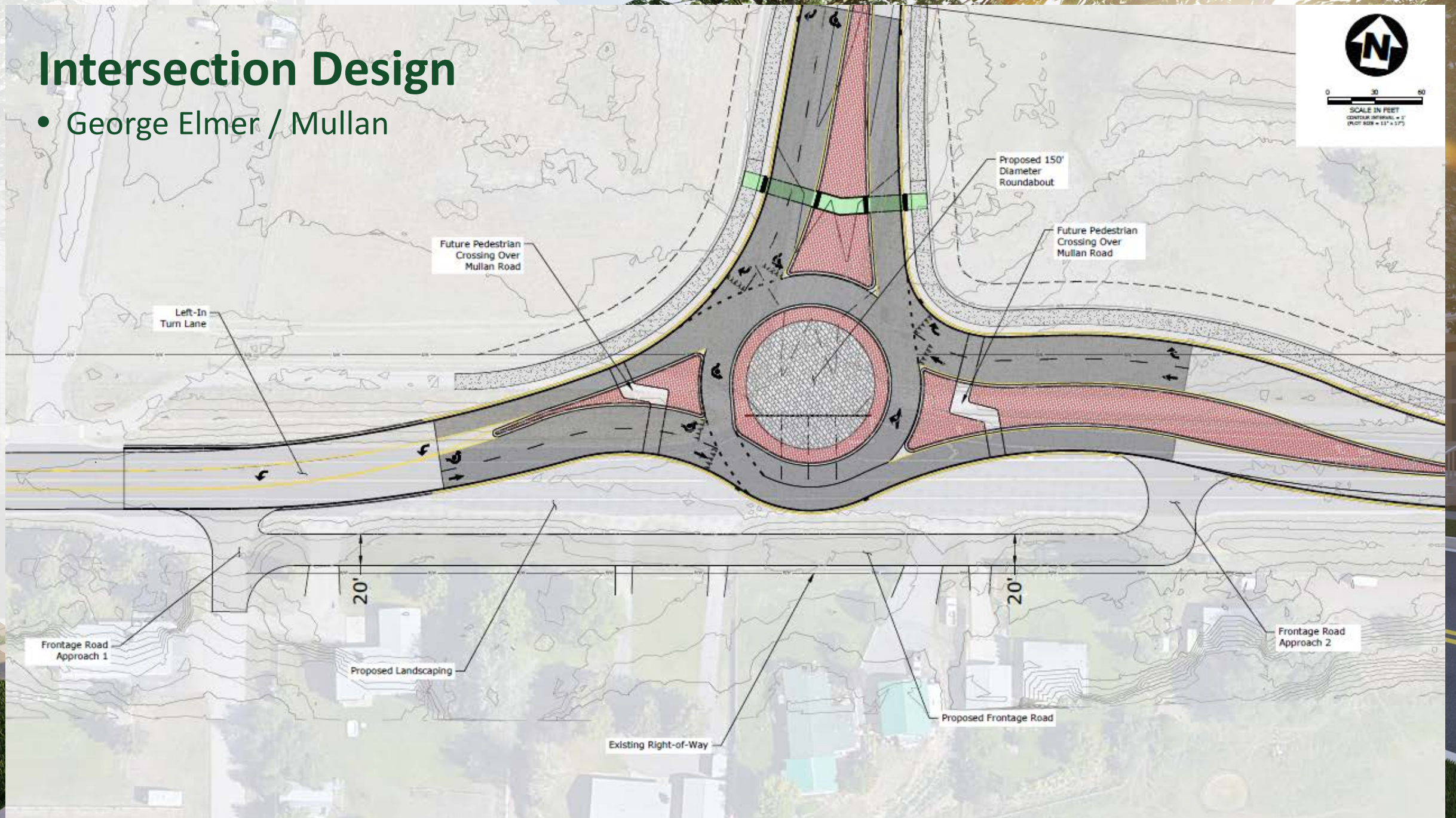
| Thoroughfare Type | Neighborhood Collector | |
|-----------------------------------|----------------------------|---|
| Right-of-Way Width | 80 feet | A |
| Pavement Width | 36 feet | B |
| Traffic Lanes | Two - 10 foot drive lanes | C |
| Transit | Bus | |
| Bicycle / Micro-Mobility Facility | Two - 6' Protected Lanes | G |
| Parking Lanes/Curb Side Flex Zone | Both sides @ 8 feet marked | D |
| Sidewalk: Clear & Frontage Zones | 6 feet | E |
| Landscape Zone | 10 foot continuous planter | F |
| Landscape Type | Trees @ 35' o.c. average | F |
| Road Edge Treatment | Curb | |
| Green Infrastructure | Bioswale | F |

Intersection Design

- George Elmer / Mullan

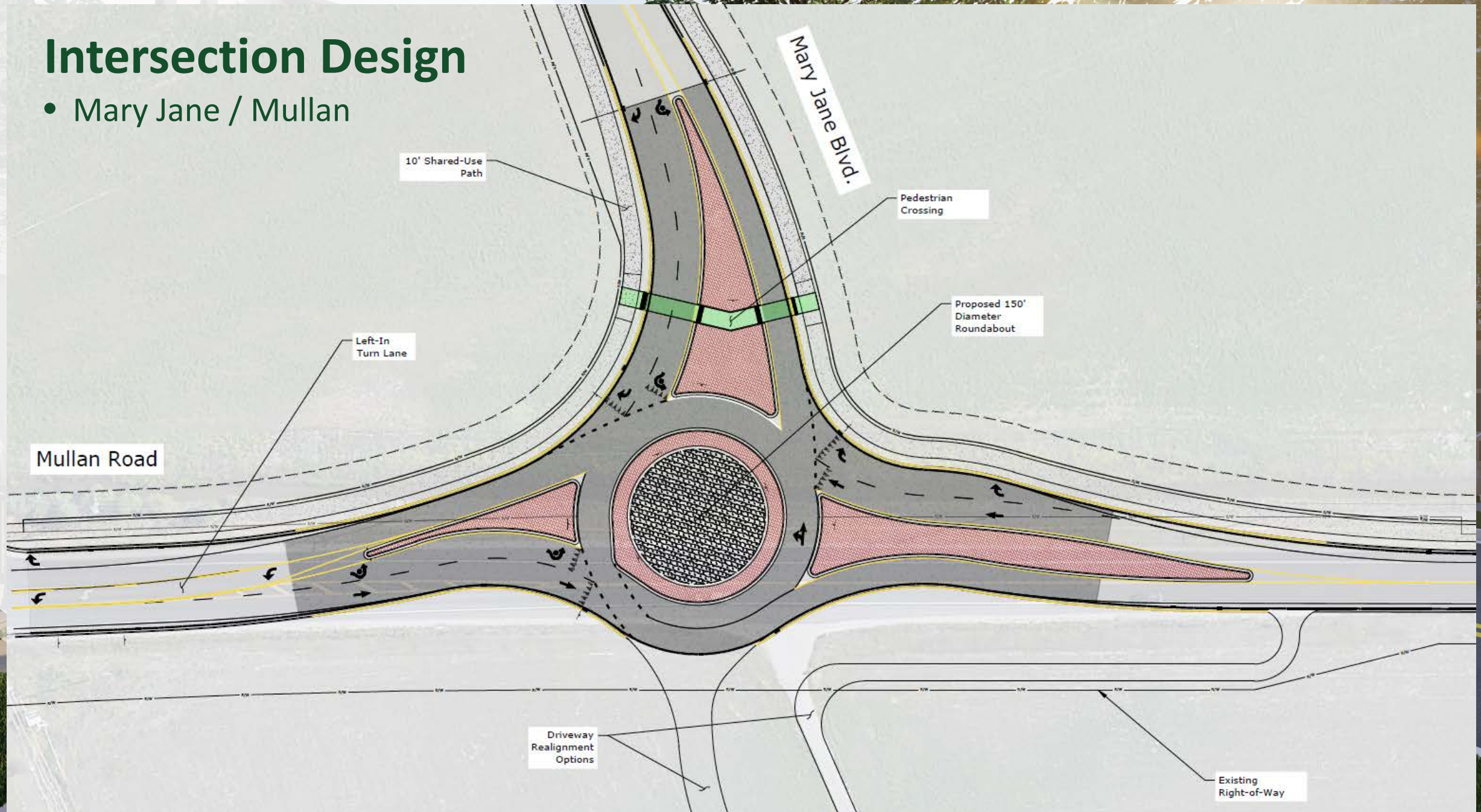


0 30 60
SCALE IN FEET
CENTRALS (10" WIDE) = 1"
(PLOT SIZE = 11" x 17")



Intersection Design

- Mary Jane / Mullan



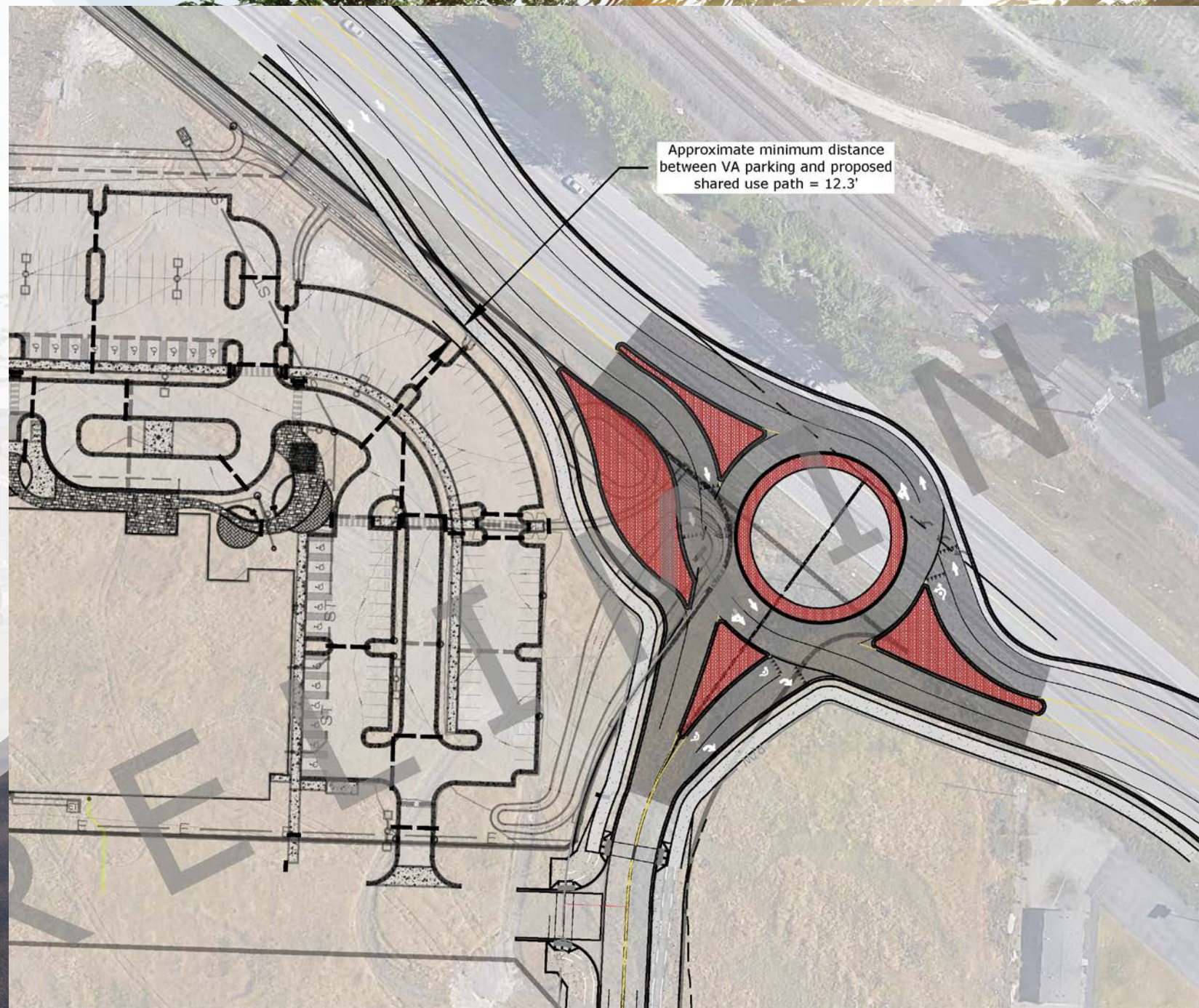
Intersection Design

- Mary Jane / Broadway (Signal)



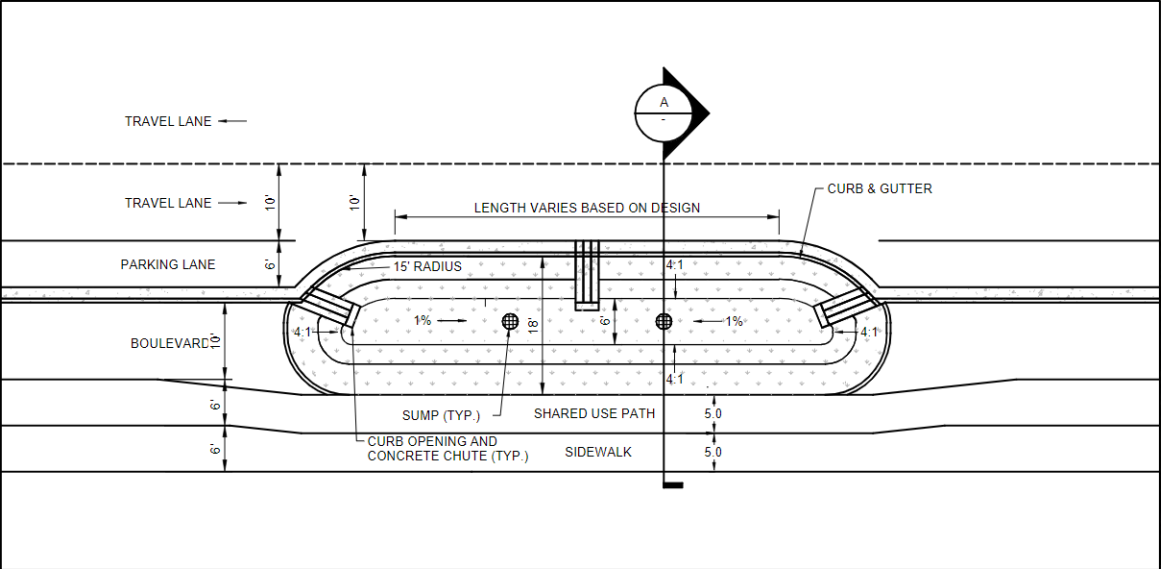
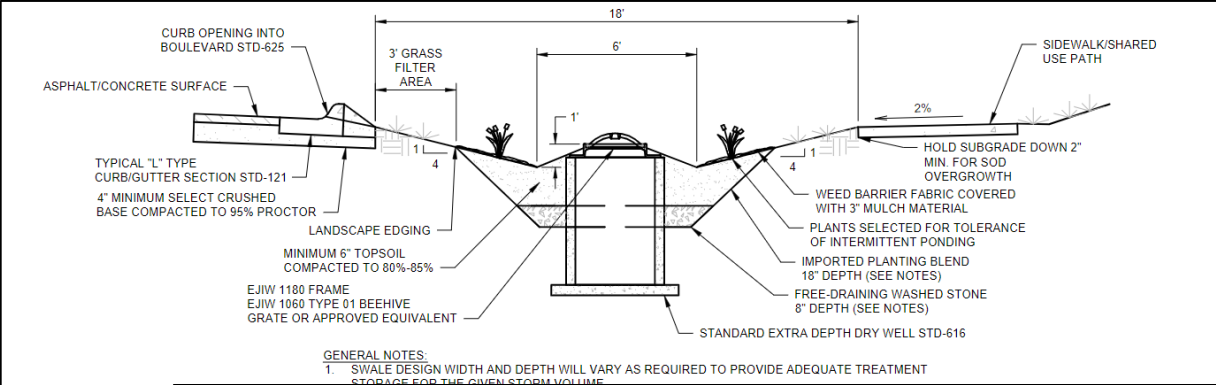
Intersection Design

- Mary Jane / Broadway
(Future Roundabout)



Stormwater

- Green Infrastructure
- Bio Swale Pretreatment



Coordination with Private Development

- Summit Beverage
- VA Clinic
- Hellgate Village
- Miramonte
- Heron's Landing Subdivision
- McNett Flats Subdivision
- Other Future Development

Project Costs

| Mullan BUILD Cost Summary | | | | | | 11/19/2020 |
|---|----------------------------------|----------------------|---------------------|---------------------|---------------------|----------------------|
| Project Element | | Surface | Storm | Water | Sewer | Total |
| 1 | Mary Jane Boulevard South * | \$ 3,992,980 | \$ 531,208 | \$ 292,365 | \$ - | \$ 4,816,553 |
| 2 | Mary Jane Boulevard North * | \$ 4,909,868 | \$ 408,917 | \$ - | \$ 194,258 | \$ 5,513,043 |
| 3 | Flynn Lane Trail * | \$ 205,833 | | \$ - | \$ - | \$ 205,833 |
| 4 | George Elmer Drive South * | \$ 4,244,285 | \$ 339,940 | \$ 629,407 | \$ 512,480 | \$ 5,726,112 |
| 5 | England Boulevard * | \$ 3,467,069 | \$ 1,002,602 | \$ 663,366 | \$ 624,743 | \$ 5,757,780 |
| 6 | Mullan Trail ** | \$ 498,848 | | \$ - | \$ - | \$ 498,848 |
| 7 | George Elmer Drive North ** | \$ 5,380,156 | \$ 1,469,708 | \$ 1,058,394 | \$ 105,194 | \$ 8,013,452 |
| 8 | Tipperary Way Trail ** | \$ 630,665 | \$ - | \$ - | \$ - | \$ 630,665 |
| 9 | Milwaukee Trail ** | \$ 141,413 | \$ - | \$ - | \$ - | \$ 141,413 |
| 10 | Grant Creek Trail ** | \$ 212,772 | \$ - | \$ - | \$ - | \$ 212,772 |
| 10 | Grant Creek Restoration ** | \$ 1,386,802 | \$ - | \$ - | \$ - | \$ 1,386,802 |
| Construction Total | | \$ 25,070,691 | \$ 3,752,375 | \$ 2,643,532 | \$ 1,436,675 | \$ 32,903,273 |
| | Preliminary Engineering | \$ 837,564 | \$ 125,360 | \$ 88,315 | \$ 47,997 | \$ 1,099,236 |
| | Final Engineering | \$ 2,136,428 | \$ 319,763 | \$ 225,272 | \$ 122,428 | \$ 2,803,891 |
| | Construction Manager | \$ 369,546 | \$ 55,311 | \$ 38,966 | \$ 21,177 | \$ 485,000 |
| | Construction Administration (8%) | \$ 2,005,655 | \$ 300,190 | \$ 211,483 | \$ 114,934 | \$ 2,632,262 |
| Project Total | | \$ 30,419,885 | \$ 4,552,998 | \$ 3,207,568 | \$ 1,743,210 | \$ 39,923,662 |
| * Costs based on 60% design estimate. Includes 10% contingency and 5% inflation factor. | | | | | | |
| ** Costs based on 30% design estimate. Includes 20% contingency. | | | | | | |
| Costs do not include r/w or dry utilities. | | | | | | |

Project Funding

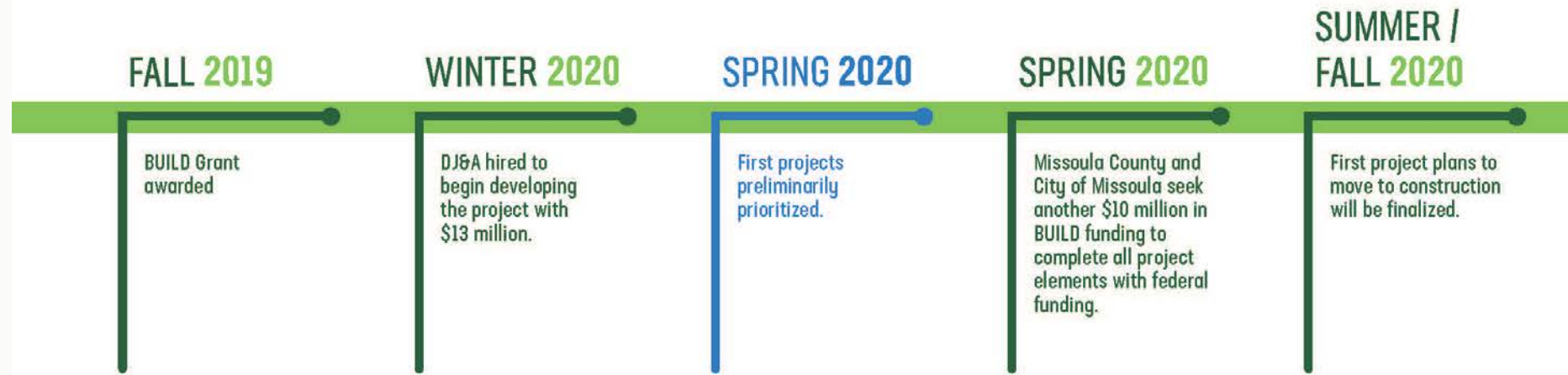
| Mullan BUILD Funding Summary * | | | 11/19/2020 |
|---|----------------------|----------------------|-------------|
| Sources of Project Funds | Non-Federal | Federal | % of Total |
| Missoula County | \$ 800,000 | | 2.0% |
| Missoula County Parks & Trail Bond | \$ 500,000 | | 1.3% |
| City Transportation Impact Fees | \$ 2,000,000 | | 5.0% |
| 2019 BUILD Grant | | \$ 13,000,000 | 32.5% |
| | | | |
| Sewer Latecomers Fees (pending) | \$ 1,750,000 | | 4.4% |
| Water Latecomers Fees (pending) | \$ 3,250,000 | | 8.1% |
| Special Impact Fee District (pending) | \$ 18,700,000 | | 46.8% |
| | | | |
| | | | |
| Total | \$ 27,000,000 | \$ 13,000,000 | 100% |
| Project Total | \$ | 40,000,000 | |
| * Does not include r/w or dry utility costs | | | |



PROJECT PRIORITY

- | | | | |
|-----------------------------|----------------------------|------------------------------|---|
| 1 MARY JANE BOULEVARD SOUTH | 4 GEORGE ELMER DRIVE SOUTH | 7 GEORGE ELMER DRIVE NORTH | 9 MILWAUKEE TRAIL |
| 2 MARY JANE BOULEVARD NORTH | 5 ENGLAND BOULEVARD | 8-1 FLYNN LANE TRAIL - EAST* | 10 GRANT CREEK TRAIL AND STREAM RESTORATION |
| 3 TIPPERARY WAY TRAIL | 6 MULLAN TRAIL | 8-2 FLYNN LANE TRAIL - WEST* | |

* The Flynn Lane Trail was originally prioritized lower than the Tipperary Way Trail. However, because the Tipperary Way Trail does not have land available to build this connection, and the Flynn Lane Trail does, this trail segment moved up in ranking to be constructed in 2021. Tipperary Way Trail still remains a top priority and will be built as soon as possible.



FUTURE FUNDING

\$13 million in federal BUILD funding has been secured to begin design and construction of the Mullan BUILD project's first phases. While Missoula County and the City of Missoula are applying for additional federal funding, should the last \$10 million not be awarded, the City and developers will work together to fund the remaining sections of this project. All projects will be built. As funds become available, and as construction costs are finalized, some projects may move up or down in priority to best maximize available funding sources.

WITHOUT ADDITIONAL \$10 MILLION

- BUILD Grant funds *a portion* of the roads and trails included in grant
- City finances utilities
- Development pays impact fees and utility fees *plus a special impact fee or cost share* to fund remainder
- Future development pays latecomers fees for utilities



Public Outreach

Virtual Public Meetings

- Oct. 16: Project Overview
- Oct 30: Mullan Area Master Plan
- Nov 13: Intersection Improvements
- Dec. 4: Design Aesthetics
- Dec. 18: Construction details
- Jan. 8: Environmental Considerations

Meetings are recorded and available online at <https://www.mullanbuild.com/get-involved>

Comments & Questions

- We are eager to hear your feedback!

<https://www.mullanbuild.com/get-involved>

Submit Project Feedback & Comments

Submit your comments, questions to the project team here. Have more to share? You can email **Katie Klietz** with Big Sky Public Relations.